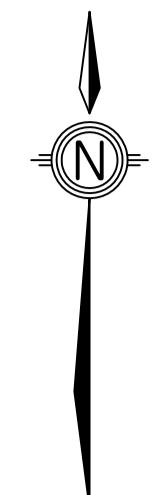


PRELIMINARY



Legend

- Stage Boundary
- Edge of Lake
- Q20 Line
- Q100 Line
- Park Below Q20
- Unconstrained Park
- Easement Park
- Existing Road
- Maximum Building Location Envelope
- Potential On-Site Parking Locations
- Preferred Open Space Location
- Mandatory Built to Boundary Wall (Max Length 15m)
- Nominal Built to Boundary Wall (Max Length 15m)
- Road Resumption - Option 1 (as per JWP plan)
- Road Resumption - Option 2 (as per JWP plan)
- Existing Water

REVISION

A: Amend adjoin & subject lot numbers
 B: Adjust stage boundary and Road
 C: Add 6m Pathway and swap built to boundary walls and driveways on lots 1260 & 1326
 D: Add PMT and change pavement lots 1314 -1317
 E: Amendments as per Browns Consulting Request
 F: Amendments as per Council Request

Note
 All dimensions and areas are approximate only, and are subject to survey and Council approval.
 Dimensions have been rounded to the nearest 0.1 metres.
 The boundaries shown on this plan should not be used for final detailed engineers design.
 Services and roadways derived from Brown Consulting Dwg Name: B07229_BASE.dwg.

CLIENT
PEET

PROJECT
PROPOSED SUBDIVISION

STAGE 118 & 119 SMALL ALLOTMENT SETBACKS

Level Datum	
Origin	
Date	4 OCT 2010
Comp By	WNV/KCH
DWG Name	5303-333-PRO
Local Authority	MORETON BAY REGIONAL COUNCIL
Locality	WARNER
Job Reference	5303-P
Scale	1 : 1000
Sheet	A1
Plan Ref	5303-349
Rev	F

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SMALL ALLOTMENT SETBACKS

	Cottage Allotments 10.0 - 12.49m Width		Villa Allotments 12.5 - 14.99m Width		Courtyard Allotments 15 - 17m Width	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Boundary						
Living Area	3.0m	3.0m	3.0m	3.0m	4.0m	4.0m
Garage	5.5m	3.0m	5.5m	3.0m	5.5m	4.0m
Rear Boundary	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Corner Lots (Secondary Frontage)	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Side Boundary						
Built to boundary wall	0.0m (Mandatory)	1.5m	0.0m (Mandatory)	1.5m	0.0m (Nominal)	1.5m
Non built to boundary wall	1.0m	1.0m	1.0m	1.5m	1.5m	2.0m
Garage Location	Garages to be located along built to boundary wall where appropriate		Garages to be located along built to boundary wall where appropriate		Garages to be located along built to boundary wall where appropriate	
On Site Parking Requirements	2 spaces to be covered and enclosed		3 spaces to be covered and enclosed		3 spaces to be covered and enclosed	
	Two storey dwellings are permitted to include a double garage. In this case 3 on site parking spaces are required					
Site Cover	50%		50%		50%	

NOTES APPLICABLE TO SMALL LOT HOUSING ONLY (less than 600m²)

- All development inclusive of Small Lot Housing, is to be undertaken in accordance with Negotiated Preliminary Approval for Material Change of Use No.2003/10110/1
- Setbacks are as per table unless otherwise dimensioned
- Built to boundary walls are mandatory where road frontage widths are less than 15 metres. Built to boundary walls are optional for small lots with road frontage widths equal to or in excess of 15 metres, where this option is not adopted side boundary setbacks shall be in accordance with the Allotment Setbacks Table
- Built to boundary walls are a maximum length of 15m and a maximum height of 3.5m.
- Boundary setbacks are measured to the wall of the building or structure. For Allotments less than 600m² eaves excluding gutters are permitted to extend up to 600mm within side setback areas (other than where buildings are built to a zero lot line boundary), provided that a minimum side boundary clearance from eaves and gutters of 400mm is provided.
- The indicated front setback shall only apply to living areas. Garages must remain at 5.5m setback.
- Maximum building location envelopes are subject to future proposed easements and/or other underground services or trees identified for retention.
- The private open space is -
 - at least 80m² in size;
 - all dimensions are greater than 2.5m; and
 - able to fully contain a circle with the diameter of 5.0m
- The maximum height of buildings shall not exceed 2 storeys
- Front porcos may be located closer to the front property boundary than stated on the Small Lot Setbacks Plan, provided that the porcos is located not less than 3m from the front property boundary, the height of the porcos does not exceed 4.5m, the porcos remains open and not enclosed and the width of the porcos is limited to the front entry area only.
- Rear patios may be located closer to the rear property boundary than stated on the Small Lot Setbacks Plan, provided that the patio is located not less than 1.5m from the rear property boundary and the patio remains open and not enclosed.
- Where two-storey buildings are proposed, the Detached House does not have to be built to the mandatory zero lot line boundary as indicated on the Small Lot Plan. Setbacks shall be in accordance with the Setback Table.
- The building has a window or balcony from a habitable room that faces the street.

